

FOR THE FISCAL YEAR ENDED APRIL 30, 2019

LETTER FROM THE MAYOR



MAYOR BRIAN SAGER

Fellow Citizens of Woodstock:
I am pleased to present the City of Woodstock's *Popular Annual Financial Report* (PAFR) for the fiscal year ended April 30, 2019. The PAFR is specifically designed to communicate the financial condition of the City through open, user-friendly financial reporting in an effort to increase public awareness and understanding of where City revenues come from and where dollars are spent. The report also provides an overview of the City's property tax levy, and capital improvement and economic development efforts.

For the fourth time, last year's 2018 PAFR earned the prestigious *Award for Outstanding Achievement in Popular Annual Financial Reporting* from the Government Finance Officers Association (GFOA). The information presented in this year's report has been summarized and combined from financial statements in the City's more detailed *2019 Comprehensive Annual Financial Report (CAFR)*. The CAFR is prepared in conformity with generally accepted accounting principles and audited by Sikich LLP, while the PAFR omits certain financial information such as Fiduciary and Internal Service Funds. The 2019 CAFR is available for review on the City's website at www.woodstockil.gov.

On behalf of the City Council, and in keeping with our commitment to *live within our means*, I am pleased to inform you the City of Woodstock once again ended the fiscal year with a balanced financial situation in which operating expenditures were offset by corresponding revenues. For the eighth consecutive year, the City continued to forgo the inflationary increase allowed by state law to the municipal portion of property tax bills. Doing so over those eight years, combined with the 10% reduction in City's property tax levy three years ago, has saved residents and businesses a combined total of \$9,562,100.

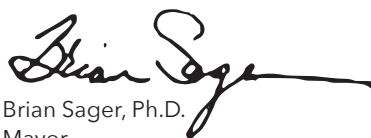
In addition to maintaining a determined focus on financial stability and responsibly holding the line on property taxes, the City Council

will continue working with City staff, residents and businesses during the current fiscal year on the following priorities:

- Take aggressive steps to fund and implement a city-wide *Streets Improvement Program*;
- Continue targeted efforts to *attract new businesses and high-quality residential developments*;
- Plan and implement a pilot *Neighborhood Revitalization Program* through Community Development Block Grant (CDBG) funding support;
- Work with businesses, landlords and residents to develop mutually beneficial *Business and Landlord Registration Programs*;
- Develop a plan to support traffic flow and business access for the now *Funded Route 47 Expansion* from Highway 14 to Route 120;
- Pursue *Old Courthouse and Sheriff's House Restoration* through TIF and historic tax credit funding;
- Engage broad community input for *Age-Friendly Community* planning efforts.

It is important to express appreciation to all who continue to foster and support this great community...our dedicated and hard-working professional staff; the many businesses that have chosen to invest in our City; our churches, service organizations and volunteers who routinely rise to the call for assistance; and our residents who call Woodstock home. The *spirit of community* evidenced by your individual and collective commitment to working together to make good things happen is the keystone to our success and sets us apart from others.

I hope the Popular Annual Financial Report assists you in understanding the City's financial picture and future commitments. Questions, comments and feedback are welcome, so please do not hesitate to contact the City Manager's Office at 815-338-4301 or e-mail citymanager@woodstockil.gov.



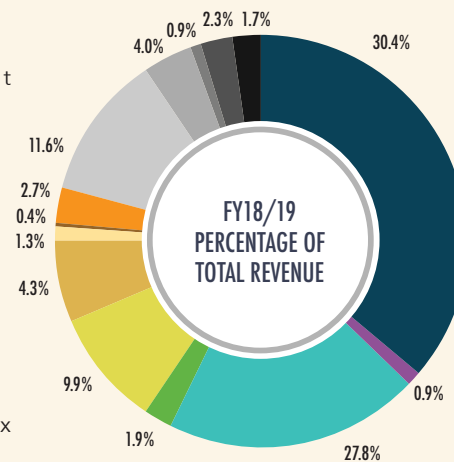
Brian Sager, Ph.D.
Mayor

GOVERNMENTAL FUNDS REVENUES

Property taxes constitute the largest percentage of revenue for governmental funds at 30.4%, which is the same percentage as last year. The small dollar increase in property taxes is due to additional property taxes received in the TIF, which is a result of improvements the City has invested in the downtown area. It should be noted that for the 8th consecutive year the City of Woodstock did not levy an inflationary property tax increase. In addition, the 10% property tax reduction provided by the imposition of a 1% Home Rule Sales Tax in January, 2018, which reduced property tax revenues in FY17/18, was continued.

Overall, sales taxes account for 27.8% of total revenue. As previously mentioned, the City instituted a 1% Home Rule sales tax in FY17/18 and received an entire year's collections in FY18/19, resulting in a significant increase. In addition to providing property tax relief, these funds are dedicated for infrastructure improvements. In addition, like all other Illinois municipalities, 1% of the 7% sales tax imposed by the State on sales in the City is allocated back to the municipality.

Income taxes are up 7.1% from FY17/18 as a result of strong income tax receipts received by the State of Illinois. Income taxes received by the State of Illinois are allocated to municipalities throughout the State on a per-capita basis.



	FY17/18	FY18/19	\$ +(-)
PROPERTY TAXES	\$7,620,901	\$7,621,826	\$925
REPLACEMENT TAXES	\$257,637	\$231,997	\$(25,640)
SALES TAXES	\$5,045,726	\$6,981,312	\$1,935,586
TELECOMM. TAXES	\$504,948	\$487,501	\$(17,447)
INCOME TAXES	\$2,314,940	\$2,478,487	\$163,547
INTERGOVERNMENTAL	\$1,204,845	\$1,066,909	\$(137,936)
LICENSES AND PERMITS	\$267,521	\$318,005	\$50,484
HOTEL/MOTEL TAX	\$85,538	\$91,119	\$5,581
MOTOR FUEL TAX	\$682,400	\$678,242	\$(4,158)
CHARGES FOR SERVICES	\$2,857,513	\$2,911,168	\$53,655
FINES AND FEES	\$868,099	\$1,006,414	\$138,315
INVESTMENT INCOME	\$149,344	\$222,224	\$72,880
MISCELLANEOUS	\$666,841	\$566,386	\$(100,455)
TRANSFERS (NET)	\$493,069	\$419,651	\$(73,418)
TOTAL	\$23,019,322	\$25,081,241	\$2,061,919

{ INCLUDES OTHER FINANCING SOURCES }

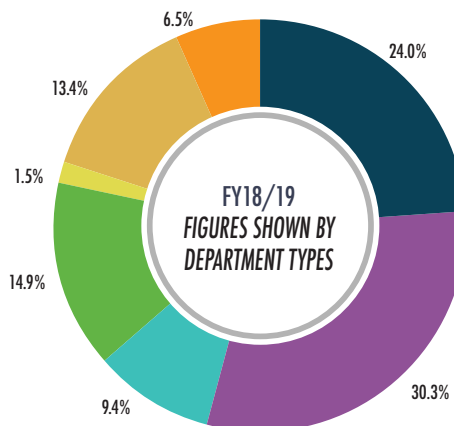
In FY17/18, the City received a number of one-time grants for capital improvements, which accounts for a large portion of the decline in intergovernmental revenues received in FY18/19.

Fines and Fees were up significantly in FY18/19 as a result of an increase in new construction permits issued. Also investment income experienced a large increase, as interest rates were higher than they were the previous fiscal year.

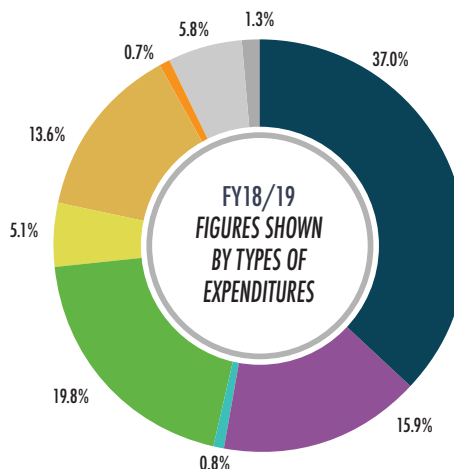
EXPENDITURES

Public Safety continues to be the most expensive area for the City's governmental funds at 30.3% of total expenditures. This is primarily due to the number of personnel that are required to provide these services. General Government is the next largest expenditure function at 24.0%.

A large portion of the programs and services provided by the City is dependent upon its workforce. As such, salaries make up the largest percentage of expenditures at 37.0%. The next largest expenditure category at 19.8% is Contractual Services, which includes many different types of services such as maintenance contractors, and professional services. The third largest expenditure category is Capital Outlay at 13.6%. Capital Outlay expenditures include maintenance to roads, vehicle purchases, and significant building improvements such as the restoration work being done on the Old Courthouse & Sheriff's House.



	FY17/18	FY18/19	\$ +(-)
GENERAL GOVERNMENT	\$5,779,387	\$5,851,401	\$72,014
PUBLIC SAFETY	\$7,437,882	\$7,419,378	\$(18,504)
HIGHWAYS AND STREETS	\$2,266,218	\$2,299,040	\$32,822
CULTURE AND RECREATION	\$3,640,068	\$3,658,240	\$18,172
ECONOMIC DEVELOPMENT	\$224,198	\$357,179	\$132,981
CAPITAL OUTLAY	\$3,089,918	\$3,312,131	\$222,213
DEBT SERVICE	\$1,606,639	\$1,605,089	\$(1,550)
TOTAL	\$24,044,310	\$24,502,458	\$458,148



	FY17/18	FY18/19	\$ +(-)
SALARIES	\$8,846,908	\$9,062,636	\$215,728
EMPLOYEE BENEFITS	\$4,000,504	\$3,886,719	\$(113,785)
PERSONAL SERVICES	\$255,958	\$199,764	\$(56,194)
CONTRACTUAL SERVICES	\$4,783,275	\$4,838,239	\$54,964
COMMODITIES	\$1,063,538	\$1,255,010	\$191,472
CAPITAL OUTLAY	\$3,144,615	\$3,340,483	\$195,868
INTEREST	\$221,109	\$179,559	\$(41,550)
PRINCIPAL	\$1,220,000	\$1,425,530	\$205,530
OTHER CHARGES	\$508,403	\$314,518	\$(193,885)
TOTAL	\$24,044,310	\$24,502,458	\$458,148

BUSINESS TYPE ACTIVITIES (WATER & SEWER FUND)

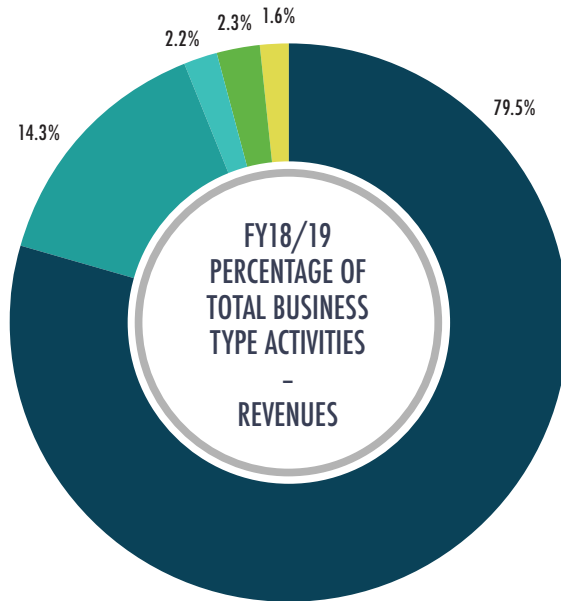
The Business Type Activities are made up of the Water and Sewer Fund. To provide these services, this fund consists of three major divisions, Water Treatment, Wastewater Treatment, and Sewer & Water Maintenance.

The Water Treatment division is responsible for water production, offering a capacity of 7.7 million gallons per day (mgd) with 3.3

million gallons of storage. The Wastewater Treatment division operates and maintains the City's two wastewater treatment plants, off-site lift stations, and all related equipment and facilities. Lastly, the Sewer & Water Maintenance division is responsible for the water (124.9 miles) and sewer (107 miles) distribution systems. This includes 1,410 fire hydrants and 20 sanitary sewer pumping stations.

REVENUES

Business-Type Activities presented here are made up exclusively of the Water & Sewer Fund. As such, it would be expected that Water & Sewer Sales would make up the majority of revenue at 79.5%. This revenue is collected and used to pay for the cost of providing water and sewer services to the citizens of Woodstock. Connection Fees is the next largest source of revenue at 14.3%. These funds are set aside in a separate account and are used for future expansion of the treatment plants. Connection Fees were up significantly (as was the case in FY17/18) as the City again experienced the greatest number of new water and sewer connections in the past 10 years.

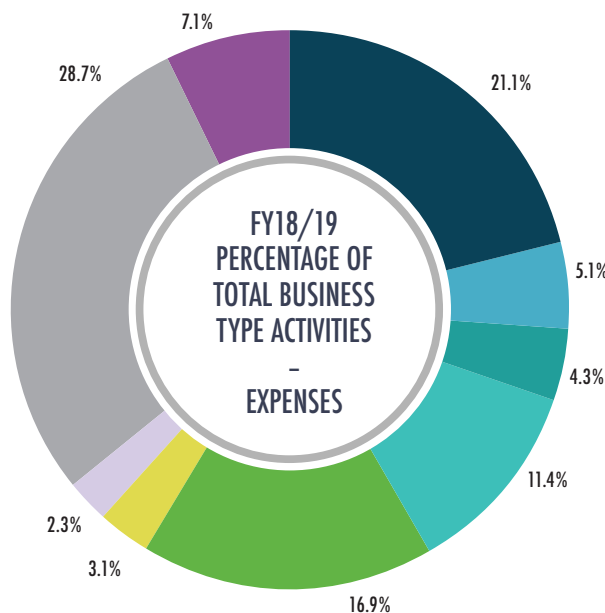


	FY17/18	FY18/19	\$ +(-)
WATER & SEWER SALES	\$4,841,504	\$5,164,910	\$323,406
CONNECTION FEES	\$628,725	\$930,517	\$301,792
INVESTMENT INCOME	\$78,355	\$140,344	\$61,989
MISCELLANEOUS	\$139,325	\$151,466	\$12,141
CONTRIBUTED CAPITAL	—	\$105,516	\$105,516
TOTAL	\$5,687,909	\$6,492,753	\$804,844

{ INCLUDES NON-OPERATING REVENUES }

EXPENDITURES

Depreciation at 28.7% is the largest expenditure in the Business-Type activities, which as presented here, only includes the Water & Sewer Fund. Depreciation expense is calculated by taking the cost of an asset and then spreading this out over the useful life of the asset. Salaries at 21.1% are second because of the significant amount of labor that is required to operate the Water & Sewer systems. Contractual Services is the third largest expense at 16.9%, which includes items such as electricity and sludge removal.

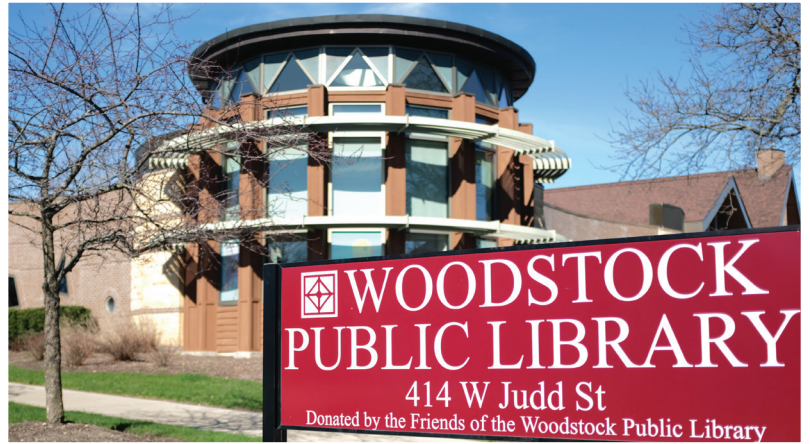


	FY17/18	FY18/19	\$ +(-)
SALARIES	\$1,172,982	\$1,241,657	\$68,675
EMPLOYEE BENEFITS	\$268,879	\$300,168	\$31,289
PERSONAL SERVICES	\$255,047	\$249,966	(\$5,081)
COMMODITIES	\$659,023	\$669,191	\$10,168
CONTRACTUAL SERVICES	\$860,150	\$992,648	\$132,498
IMPROVEMENTS	\$194,953	\$180,835	(\$14,118)
INTEREST EXPENSE	\$148,855	\$134,564	(\$14,291)
DEPRECIATION	\$1,662,555	\$1,684,504	\$21,949
OTHER	\$493,069	\$419,651	(\$73,418)
TOTAL	\$5,715,513	\$5,873,184	\$157,671

COMPONENT UNIT FUNDS (WOODSTOCK PUBLIC LIBRARY)

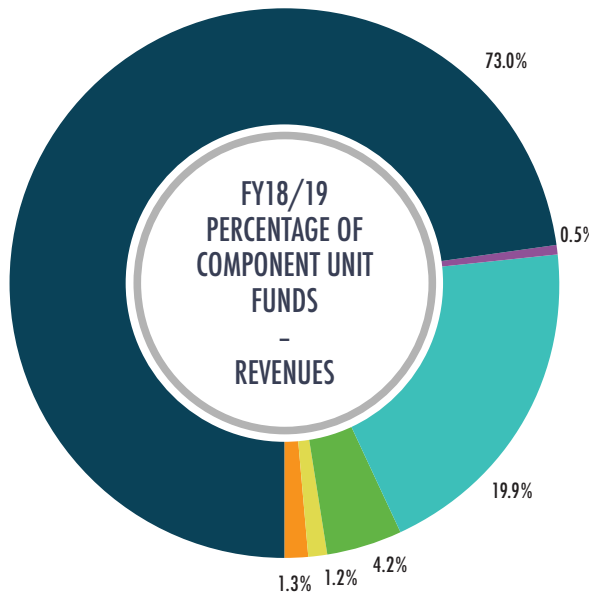
The Woodstock Public Library is a legally separate entity. However, since the City appoints the library's board members and approves their property tax levy, it is considered a discretely-presented, component unit, which requires the Library's financial information be reported in the City's Comprehensive Annual Financial Report (CAFR) as a separate column.

Besides City residents, the Woodstock Public Library also serves (through an intergovernmental agreement) residents in the Woodstock Rural Library District.



REVENUES

Property taxes account for the largest portion of revenue representing 73.0% of total revenue. The next largest category is intergovernmental revenue at 19.9%. Intergovernmental revenue includes the payment from the Woodstock Rural Library District and a grant received from the State of Illinois.



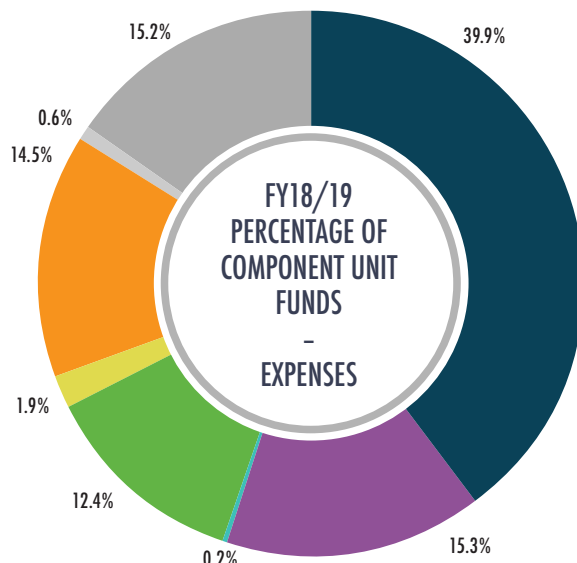
	FY17/18	FY18/19	\$ +(-)
PROPERTY TAXES	1,490,723	\$1,580,110	\$89,387
REPLACEMENT TAXES	\$11,000	\$11,000	-
INTERGOVERNMENTAL	\$416,644	\$429,610	\$12,966
FINES AND FEES	\$115,327	\$90,397	(\$24,930)
INVESTMENT INCOME	\$21,524	\$25,142	\$3,618
MISCELLANEOUS	\$6,123	\$27,205	\$21,082
TOTAL	\$2,061,341	\$2,163,464	\$102,123

{ INCLUDES NON-OPERATING REVENUES }

EXPENDITURES

Salaries made up the largest portion of expenditures at 39.9% and increased very little from FY17/18. Employee benefits made up the next largest area which includes health and retirement costs. Capital outlay was the third largest group.

Capital projects for FY18/19 included HVAC system replacements, roof repairs, and updating signage throughout the building. In addition, capital improvement dollars were spent replacing and upgrading the audio and video equipment in the training room.

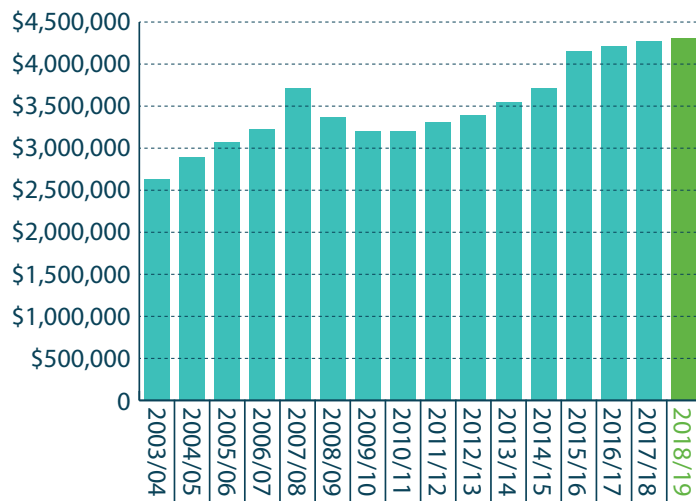


	FY17/18	FY18/19	\$ +(-)
SALARIES	\$915,426	\$920,850	\$5,424
EMPLOYEE BENEFITS	\$358,696	\$352,698	(\$5,998)
PERSONAL SERVICES	\$2,706	\$3,227	\$521
CONTRACTUAL SERVICES	\$208,960	\$286,994	\$78,034
COMMODITIES	\$75,790	\$45,002	(\$30,788)
CAPITAL OUTLAY	\$179,124	\$333,718	\$154,594
INTEREST	\$27,630	\$14,830	(\$12,800)
OTHER CHARGES	\$340,474	\$350,827	\$10,353
TOTAL	\$2,108,806	\$2,308,146	\$199,340

SALES TAX

Over the past 16 years, Woodstock's Non-Home Rule sales tax revenue has increased 63.8%, which is an average gain of 4% each year. The State of Illinois collects sales tax on behalf of local municipalities and returns 1% of the tax collected to the City of Woodstock. This portion of the City's sales taxes is a very important part of the City's revenue structure, representing 17.2% of total governmental funds' revenue.

Beginning on January 1, 2018, the City instituted a new Home Rule Sales Tax, with a portion designated to provide property tax relief, reducing the City's property tax levy by 10%. The remainder was dedicated to infrastructure needs, primarily roads. The adoption of a Home Rules Sales Tax has resulted in a broader revenue mix that better distributes the City's costs, specifically street maintenance, between residents and visitors. In the first full fiscal year, the Home Rule Sales Tax has generated \$2,676,000 in collections.



CAPITAL IMPROVEMENT PROGRAM (CIP)

The General CIP Fund was established to account for funding needed for major capital projects. In conjunction with the City's ten-year CIP document, it allows the City to strategically plan a continuous, comprehensive, long-term outlook for capital improvements to benefit the community.

The projects paid from this fund are broken into eight (8) categories. Since streets are such an important part of the City's capital plan and represent the largest expenditure amount, it has been broken out from streets/sidewalks/signals as presented in the City's Comprehensive Annual Financial Report (CAFR).

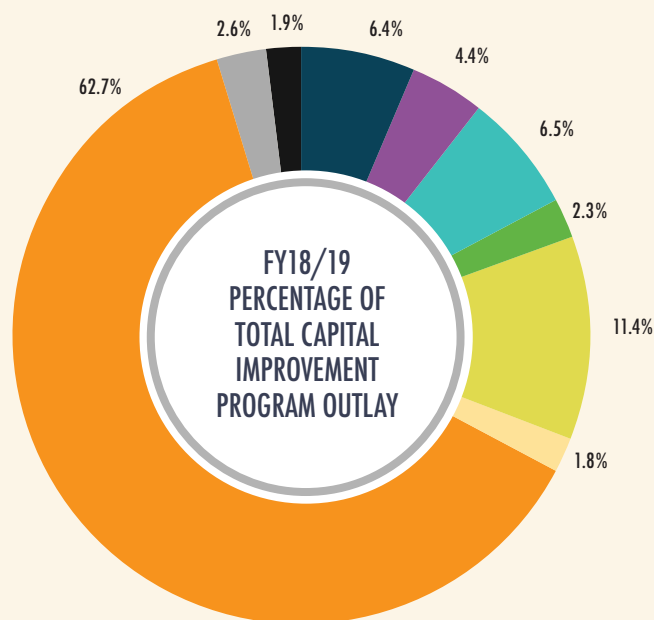
Streets expenditures represented 62.7% of all General Fund Capital Improvement Program funding in FY18/19. This is a 22% increase from the prior year and is a direct result of the new Home Rule Sales Tax that was put in place in 2018.

Motor Pool represents the next largest expenditure classification at 11.4%. The majority of this funding allows for the replacement of Public Works vehicles such as snow plows.

The next largest category was General Administration at \$177,252. Some of the major projects spent from this area included computer and software upgrades, a new video surveillance system and updating the Square perimeter lighting controllers.

Public Safety improvements included new body cameras to replace the City's current system, and the City's annual police vehicle replacements. A grant received from the State of Illinois helped fund a large portion of the cost for the new body cameras.

In the Public Facilities section, new carpet for the Opera House was installed along with new flooring for the multi-purpose room at the Recreation Center.

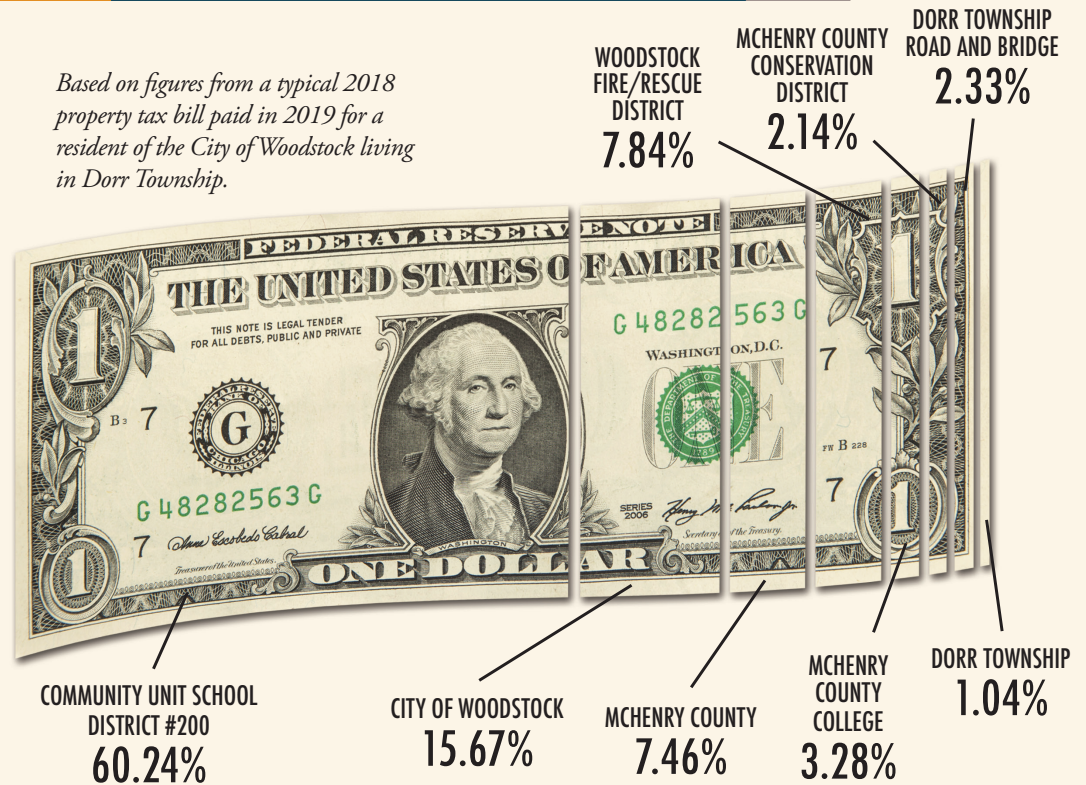


	FY18/19
GENERAL ADMINISTRATION	\$177,252
PUBLIC FACILITIES	\$120,940
PUBLIC SAFETY	\$177,210
PARK	\$62,024
MOTOR POOL	\$312,499
SIDEWALKS/SIGNALS	\$50,675
STREETS	\$1,720,315
STORMWATER	\$71,912
MISCELLANEOUS	\$52,294
TOTAL	\$2,745,121

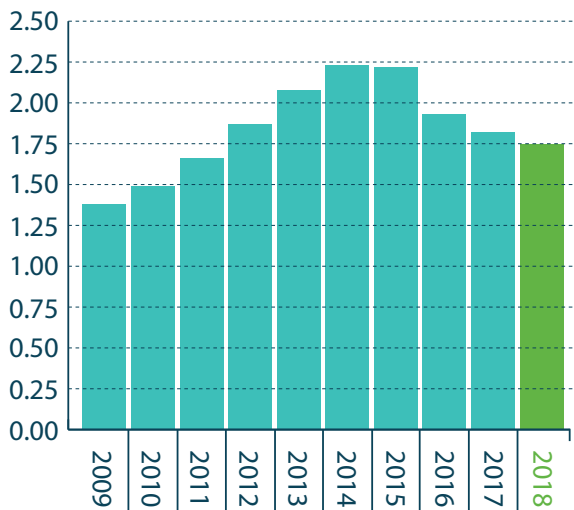
DIVIDING UP THE DOLLAR

As is indicated by the graphic to the right, the City of Woodstock receives 15.67 cents from every dollar of property tax collected. This is up 0.07 cents from the year before. The remaining portion, 84.33 cents of each dollar is allocated to other taxing districts. This important revenue source is used to pay for day-to-day operations along with funding employer Social Security, Medicare and State mandated pension contributions.

Based on figures from a typical 2018 property tax bill paid in 2019 for a resident of the City of Woodstock living in Dorr Township.

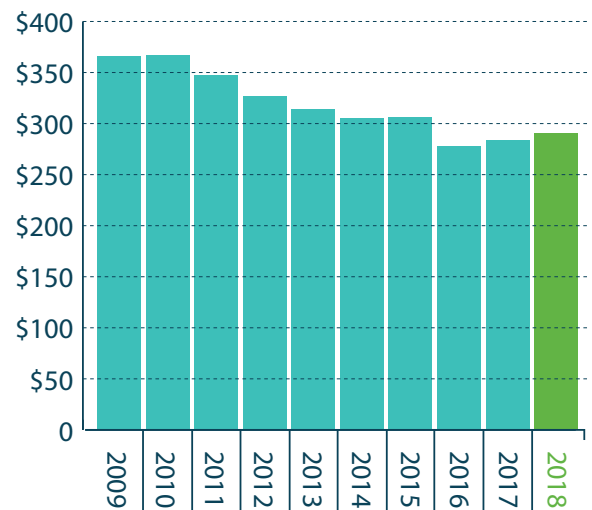


WOODSTOCK PROPERTY TAX RATE



The City of Woodstock's Equalized Assessed Value (EAV) peaked in 2009 as a result of increased property values along with new growth. Since then the City has seen a significant decline in EAV as a result of the depressed housing market that was brought on by the economic crisis. As a result of this decrease in EAV, the City's Property Tax Rate rose from 1.3790% in 2009 to 2.2287% in 2014. Since that time, the tax rate has dropped to 1.7464% as a result of the overall EAV increasing along with a 10% tax reduction passed by the Woodstock City Council.

ESTIMATED TAX PAID TO CITY OF WOODSTOCK ON HOUSE VALUED AT \$100,000 IN 2009



Despite this change in the tax rate, the average house in Woodstock has actually seen a decrease in taxes paid to the City of Woodstock. A house that was worth \$100,000 in tax year 2009 paid \$366.86 in property taxes. This same house would have paid \$289.97 for tax year 2018, if the EAV changed at the same rate as the City's overall EAV.

ECONOMIC DEVELOPMENT

THE PRIMARY ECONOMIC DEVELOPMENT INITIATIVES OF THE CITY OF WOODSTOCK ARE TO:

- Work closely with realtors, site selectors and business representatives to **facilitate establishment or expansion** of retail, commercial and industrial business to stimulate the local economy and offer increased job opportunities.
- Provide **technical assistance** to support business education, workforce development, and detailed knowledge of our local development sites.
- Maintain **networks** of local business leaders to strengthen connections, become aware of potential leads, and generate greater awareness of Woodstock.
- Assist in securing access to the right **capital** at the right stage of development.
- Offer **community support** by working with other City Departments to ensure code compliance, public safety and infrastructure maintenance that contributes to local business success.

The Economic Development Department oversees all aspects of economic development for the City including commercial and industrial business retention and expansion services, retail recruitment, tourism marketing and business advocacy. Department staff serves as liaison to the Economic Development Commission and launched the monthly Business Owners' Meeting (B.O.M.), and they also coordinate workforce training efforts with the McHenry County Workforce Network. Economic Development staff serves as the City's representative to the Woodstock Area Chamber of Commerce, Visit McHenry County CVB, the Woodstock Farmer's Market and Real Woodstock Boards.

In 2018 the City approved building permits for almost \$25 million in new construction activity and led McHenry County communities with the highest new growth in property tax value. This includes a new multi-unit building in front of Farm & Fleet, including a second Starbucks, Aspen Dental and Sport Clips, and significant growth in single-family home construction. Downtown Woodstock welcomed several new businesses, including Cesaroni's Café, WineStock, EmpowHer Boutique, Warp Corps, Brent's Business Service, and an expanded TurnKey Digital. Luster Leaf built a new facility on McConnell Road, and SnoBelt Industries expanded into their former space on Tech Court.

American AdBag moved back into the downtown with a beautiful restoration of their building on Madison Street. Napoli Pizza made a big move to larger space downtown, with an expanded kitchen and full dining room. The Sugar Circle also moved into much larger space. Niko's Red Mill expanded their dining room, outdoor seating and restrooms. ShadowView Brewing became Woodstock's first Brewery in many decades and was followed by Holzlager Brewing and Sofie's Whiskey & Wine. Ethereal Confections has opened in their new expanded production facility, with café and speakeasy, in the historic Elks Lodge on Cass Street.

Upcoming projects include a major expansion of the Kunes Country CDJR dealership, new residential developments in the Downtown, and new retail buildings under construction on US Highway 14 and Route 47. The City continues to prepare for IDOT Improvements to Route 47. One step was the approval of the Woodstock Tax Increment Finance District #2 for Downtown and Route 47. This will allow approved projects to receive a rebated portion of their own property tax, as they invest and grow the value of their property.



WOODSTOCK BY THE NUMBERS

	2015	2016	2017	2018
POPULATION	25,157	25,247	25,340	25,528
UNEMPLOYMENT	5.8%	5.1%	4.6%	3.7%
MEDIAN HOUSEHOLD INCOME US CENSUS BUREAU	\$57,583	\$56,355	\$55,951	\$57,094
ANNUAL SALES TAX COLLECTIONS ILLINOIS DEPARTMENT OF REVENUE	\$3,989,039	\$4,059,013	\$4,246,675	\$4,295,418
Sq. Feet of OCCUPIED ECONOMIC DEVELOPMENT DEPT.	3,544,530	3,526,855	4,136,829	4,170,689
COMMERCIAL OCCUPANCY of DOWNTOWN WOODSTOCK ECONOMIC DEVELOPMENT DEPT.	87.3%	87.3%	89.6%	90.0%

PERMITTED CONSTRUCTION WOODSTOCK BUILDING DEPT.

	2015	2016	2017	2018
RESIDENTIAL	\$7,468,673	\$9,223,559	\$11,956,471	\$17,382,853
COMMERCIAL/INSTITUTIONAL	\$836,625	\$3,267,660	\$4,631,278	\$5,525,649
INDUSTRIAL	\$5,508,643	\$457,788	\$210,000	\$2,087,500
TOTAL VALUE OF PERMITTED CONSTRUCTION	\$13,813,941	\$12,949,007	\$16,797,749	\$24,996,002

No. OF NEW RESIDENTIAL UNITS BUILT: WOODSTOCK BUILDING DEPT.

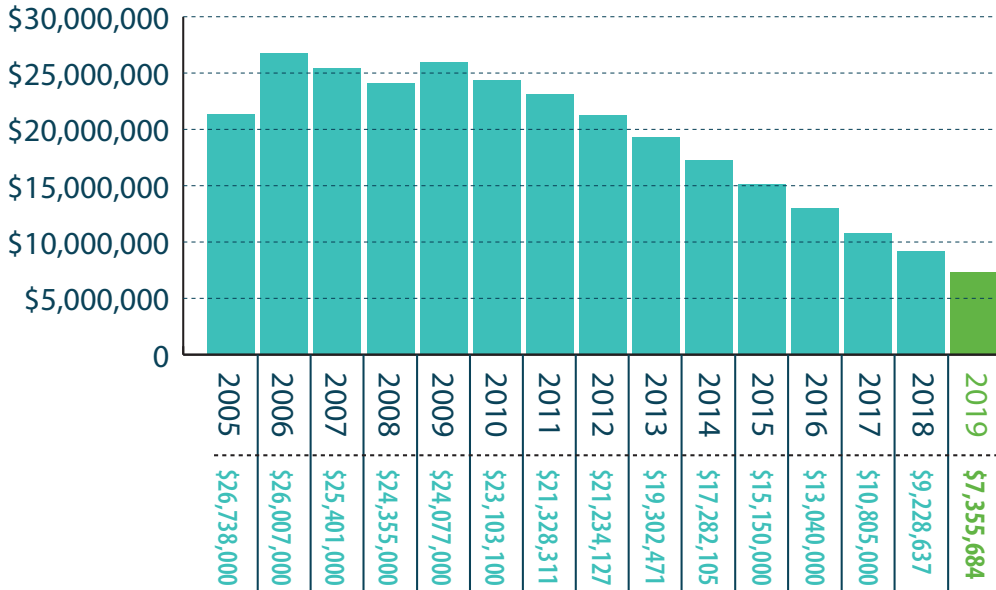
	2015	2016	2017	2018
SINGLE FAMILY DETACHED	20	35	52	97
SINGLE FAMILY ATTACHED	1	5	8	2
MULTI-FAMILY	3	0	0	0
TOTAL NUMBER OF NEW UNITS	24	40	60	99



LONG-TERM DEBT UPDATE

The City issues long-term debt to provide funds for the construction of major capital facilities and other capital improvement projects. One advantage of utilizing debt financing is to spread the costs of the major capital improvements to the residents who are benefitting from the project. Using funds on hand may result in current residents paying for capital improvements from which they may never derive any benefits. In the end, a blend of both approaches is used by the City to fund capital improvements.

Since 2007, the City's overall outstanding debt has been declining as the City continues to pay off its obligations. The last major improvement funded by debt financing was for the First Street Water Treatment plant upgrades completed in 2009. Other projects nearing payment completion include construction of the Police Station, Woodstock Water Works Aquatic Center, Merryman Ball Fields and Davis Road Soccer Complex, and additions to the Library and Opera House.



The City of Woodstock's credit rating continues to be rated at "AA" by Standard and Poor's (S&P). The City last had this rating confirmed by S&P on September 6, 2016. S&P cited the City's strong budgetary performance and management as among the reasons for the credit rating. They also indicated that the long-term outlook for this rating was "Stable", which reaffirms that this rating is unlikely to change in the next two years.



CITY OF WOODSTOCK DEPARTMENT DIRECTORY

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Assistant City Manager/Finance Director

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Economic Development Director

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Joe Napolitano, Building & Zoning Director

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Daniel Campbell, Opera House Director

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Dave Zinnen, Recreation Director

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Nick Weber, Library Director

815-338-0542 • nweber@woodstockil.info

City Hall General Information • 815-338-4300

Water & Sewer Billing

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Mayor's Office • 815-338-4302

mayor@woodstockil.gov

Opera House Box Office • 815-338-5300

Police (Non Emergency) • 815-338-2131

MC-Ride • 800-451-4599

MDC Environmental Services • 815-568-7274

CITY COUNCIL

Dr. Brian Sager, Mayor

815-338-4302

Darrin Flynn, Councilman

815-321-4485

Lisa Lohmeyer, Councilwoman

815-321-4481

Wendy Piersall, Councilwoman

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Jim Prindiville, Councilman

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Gordie Tebo, Councilman

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